

# PLANNING COMMISSION REPORT



MEETING DATE: August 23, 2006

ITEM No. \_\_\_\_\_ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT **Avis Rent-A-Car - 14-UP-2006**

REQUEST Request to approve a conditional use permit for automobile rental or leasing on a 38,824 +/- square foot parcel located at 14880 N. Northsight Boulevard with Highway Commercial District (C-3) zoning.

### Key Items for Consideration:

- There will be no more than eight rental vehicles on the site at any given time.
- There will be no service and repair of vehicles at this location.
- The use is compatible with surrounding retail and automotive service uses.
- There is no known opposition to this proposal.

### Related References:

- Case 12-UP-2006 - Conditional Use Permit approval of a Motorcycle Dealership in the building.
- Case 51-DR-2004 - Approval of the building in the commercial center.
- Case 9-UP-2004 - Conditional Use Permit approval of a Motorcycle Dealership in the commercial center.
- Case 16-ZN-2002 - Rezoned property from C-2 to C-3 in 2002.
- Case 60-DR-2001 #1 and #2 - Approval of the commercial center.

OWNER Northsight Village III LLC  
480 966-3100

APPLICANT CONTACT Tracie L. Jordan  
Jorden Bischoff McGuire Rose & Hiser, PLC  
480-505-3907

LOCATION 14880 N. Northsight Boulevard Ste. 105

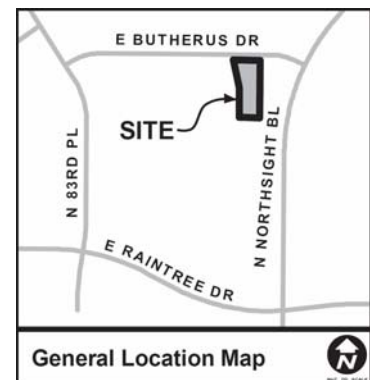
BACKGROUND

### Zoning.

The site is zoned Highway Commercial District (C-3), which is intended to permit most types of commercial activities and is intended to serve a larger segment of the population than the average neighborhood. Automobile rental or leasing are allowed with a conditional use permit.

### Context.

The site is located near the southwest corner of E. Butherus Drive and N. Northsight Boulevard within the Northsight Village commercial shopping center. Other uses in the center include two motorcycle sales facilities, tire



sales and repair facility, gun club, retail, and restaurants. The surrounding property is used and zoned for commercial uses.

**Adjacent Uses and Zoning:**

- North Commercial uses, zoned C-3
- South Commercial uses, zoned C-2
- East Commercial uses, zoned C-2
- West Commercial uses, zoned C-3

APPLICANT'S  
PROPOSAL

**Goal/Purpose of Request.**

The applicant requests approval of a use permit to operate an automobile rental facility within the southern suite (Suite 105) of the existing commercial building. The applicant is proposing no exterior modifications to the existing building or site plan with this request. There will be no automobile service or repair at this location, and there will be no more than eight rental vehicles on the site at any given time.

**Development Information.**

- Existing Use: Commercial uses
- Buildings/Description: 1,200 sq.ft. retail suite (Suite 105) of a 8,500 sq.ft. building
- Parcel Size: 38,824 sq.ft. at a 8.5-acre commercial center
- Building Height Allowed: 36 feet
- Existing Building Height: 25 feet
- Parking required/provided: 12 spaces required total (4 for the office and 8 for rental vehicles), and 12 are provided as part of a larger 186-space shared parking lot

IMPACT ANALYSIS

**Traffic.**

The C-3 zoning district permits land uses such as professional offices, medical and dental offices, as well as a wide variety of retail sales and services. In terms of traffic generation, automobile rental is low compared to other commercial uses that are allowed by right in the C-3 District. It is expected that this facility would generate fewer than 100 trips per day. This facility is expected to have two employees.

**Use Permit Criteria.**

Conditional use permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly permitted after the Planning Commission has made a recommendation and the City Council has found as follows:

- A. That the granting of such conditional use permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:

1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
    - **The proposed use is not expected to generate significant noise, smoke, odor, dust, vibration or illumination. There will be no automobile service or repair at this location. This use on this site does not include storage of a large rental vehicle inventory.**
  2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
    - **The proposed use is not expected to generate an increase in the volume or character of traffic.**
  3. There are no other factors associated with this project that will be materially detrimental to the public.
    - **No other detrimental factors are expected to occur with the proposed use on this site.**
- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
- **The proposed use is reasonably compatible with the surrounding commercial uses. The commercial center currently contains other automobile-related uses, including two motorcycle sales facilities and a tire sales and repair facility. Several automobile-related uses are located across Butherus Drive, to the north of the site, and in buildings to the south of the site.**
- C. The additional conditions for outdoor vehicle display as specified in Section 1.403, as applicable, have been satisfied.
1. The maximum area for display shall not exceed twenty (20) percent of the total net lot area.
    - **There will be no outdoor vehicular display. Eight (8) reserved parking spaces for rental cars will occupy 4% of the lot area. This use on this site does not include storage of a large rental vehicle inventory.**
  2. Display shall be limited to hard-surfaced display areas and shall be incorporated into a setting of meaningful open space.
    - **Rental cars will be parked on an existing paved parking lot adjacent to a landscaped area.**
  3. All areas designated for vehicle storage shall be screened from view by masonry walls and approved landscape screens from the street and adjacent properties. Vehicle storage areas shall not be subject to the parking lot landscape requirements.
    - **Rental cars will be parked on an existing paved parking lot, and will be screened by existing landscaping and adjacent buildings.**

**Community Involvement.**

The site has been posted with an information sign, and surrounding property owners within 750 feet have been notified. No comments had been received from the public at the time of writing this report.

**STAFF  
RECOMMENDATION**

**Recommended Approach:**

Staff recommends approval of the request subject to the attached stipulations and with a finding that the Conditional Use Permit criteria have been satisfied.


**RESPONSIBLE  
DEPT(S)**

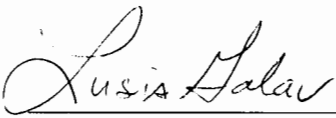
**Planning and Development Services Department**  
Current Planning Services

**STAFF CONTACT(S)**

Tim Curtis, AICP  
Principal Planner  
480-312-4210  
E-mail: tcurtis@ScottsdaleAZ.gov

**APPROVED BY**

  
\_\_\_\_\_  
Tim Curtis, AICP  
Report Author

  
\_\_\_\_\_  
Lusia Galav, AICP  
Current Planning Director

**ATTACHMENTS**

1. Stipulations
2. Applicant's Narrative
3. Context Aerial
- 3A. Aerial Close-Up
4. Zoning Map
5. Citizen Involvement
6. City Notification Map
7. Site Plan

## **STIPULATIONS FOR CASE 14-UP-2006**

### **PLANNING/ DEVELOPMENT**

1. **CONFORMANCE TO DEVELOPMENT SUBMITTAL.** Development shall conform to the site plan; floor plan and development program submitted by Avis Rent-A-Car System, INC. and dated 5/22/06 by staff. These conditions take precedence over the above-referenced site plan and development program. Any proposed significant change, as determined by the Zoning Administrator, shall be subject to subsequent public hearings before the Planning Commission and City Council.
2. **USE PERMIT APPLICABILITY.** This use permit applies to Suite 105 of the subject building.
3. **OPERATIONS.** There shall be no vehicle maintenance or repair activity on the property including, but not limited to, the washing and cleaning of vehicles.
4. **PARKING.** The number of rental/ lease vehicles on the property at any time shall not exceed eight (8).

**AVIS RENT A CAR SYSTEM, INC.  
NORTHSIGHT VILLAGE  
14880 N. NORTHSIGHT BLVD., SUITE 105**

**NARRATIVE AND  
CONDITIONAL USE PERMIT CRITERIA**

**NARRATIVE**

Avis Rent A Car System, Inc. is seeking approval of a conditional use permit to allow an auto rental and leasing office at Northsight Village located on the southwest corner of Northsight Boulevard and Butherus Drive in Scottsdale, Arizona.

**Premises Description.** Avis will be leasing an office space consisting of approximately 1,200 square feet and utilizing eight existing parking spaces for the rental vehicles. The office space is located in the new retail building on Parcel 2D, as depicted on the site plan.

**Vehicle Parking.** In addition to the four parking spaces required for the Avis office space, Avis is requesting the use of six additional parking spaces for its rental vehicles. Due to the fact that there will only be one or two Avis employees at this site at any given time, the two remaining required parking spaces will be utilized for the rental vehicles, providing for a maximum of eight rental vehicles at the site. The rental vehicle parking spaces will be located to the south side of the building, as depicted on the site plan. The parking spaces have been located so as to not interfere with the ingress and egress of vehicle traffic to the site and the adjacent shopping areas.

Avis' parking needs do not have a negative impact on the neighborhood centers in which we operate. This is because Avis has a goal to keep approximately 80% of its vehicles rented. It is necessary to keep the vehicles on rent in order to make a profit; otherwise vehicles are being paid for which are not generating revenue. To accomplish this in instances where too much of the vehicle fleet is not on rental, the problem is alleviated by either lowering rental prices or transferring the vehicles to other locations within the Phoenix metropolitan area which have a hire demand, such as Sky Harbor Airport. With the ability to transfer vehicles to other store locations or to rent them at a lower rate, the use being proposed will not have a negative impact on parking in this location.

The busiest business days tend to be from Thursday through Sunday. As a result, these are the days when the fewest vehicles are parked on site, since they are out on rent. This is good for the commercial centers as those days tend to be the busy days for the other tenants when they would normally have need for more customer parking. Monday through Wednesday is normally when there are more vehicles parked on site. However, due to the ability to either transfer the vehicles to another location or lower rental rates, at no time will the maximum parking allotment be exceeded. The economics of the vehicle rental industry dictates that action, which serves to benefit the parking needs of the

commercial centers in which Avis is located. Avis does not rent or lease trucks and does not sell vehicles. Hence, the business operation being proposed under this application will be exclusively vehicle rental and leasing.

**Hours of Operation and Staffing.** Hours of operation are based on consumer demand. Normal business hours are as follows:

Monday through Friday – 8:00 a.m. to 6:00 p.m.

Saturday – 9:00 a.m. to 5:00 p.m.

Sunday – 10:00 a.m. to 4:00 p.m.

The number of employees will be between one and two persons at a time.

**Traffic Impact.** Avis' suburban locations create much less traffic volume than the airport locations. On an average, 10 cars are rented per day with a like number returned that same day. Over a ten-hour day, that is an average of 20 customer trips (10 rentals plus 10 returns) or 2.0 vehicle transactions per hour.

There will be a maximum number of 8 rental vehicles on site at the Northsight Village location. Therefore, the average number of customer trips per day, based on an average of 7 to 8 cars being rented per day, will equate to approximately 14 to 16 trips. The traffic impact on the commercial center and the nearby community will be very minimal.

**Vehicle Service and Washing.** All vehicle service and maintenance repairs will be conducted off site at local dealership service centers. There will be no mechanical repair, oil changes or refueling done on site. All refueling of vehicles is done at nearby gas stations. Vehicles that require washing will be washed at either Danny's or Cobblestone car washes, which are located within very close proximity to the site.

**Outdoor Signage.** Avis is requesting its logo sign to be placed on the fascia of the building. The sign area and size will comply with the City's sign criteria for the commercial center.

## **CRITERIA FOR CONDITIONAL USE PERMITS**

According to the City, certain criteria need to be considered by the Planning Commission and the City Council in deciding whether to grant a conditional use permit. The criteria are set forth below, followed by an explanation as to why allowing the proposed Avis Rent-a-Car automobile rental office satisfies the criteria.

1. ***"Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination" (Zoning Ordinance Sec. 1.401.A.1.)***

The proposed automobile rental facility will not create a nuisance or cause any damage from noise, smoke, odor, dust, vibration or illumination. The rental office will be

operated by one or two employees and will open during normal business hours consistent with the other businesses within the shopping center. There will be no maintenance, repair or washing of the rental vehicles on site. All vehicle service and maintenance repairs will be conducted off site at local dealership service station. If washing of the vehicles is needed, this will be done at either one of two car washes located within close proximity to the site.

**2. *“Impact on surrounding areas resulting from an unusual volume or character of traffic” (Zoning Ordinance Sec. 1.401.A.2.)***

The traffic volume generated by the proposed automobile rental office will be very minimal and will not negative impact the ingress or egress traffic flow of the shopping center or surrounding areas. As stated above, the average daily customer trips that will be generated by this use will be between 14 and 16 trips per day.

**3. *“The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas” (Zoning Ordinance Sec. 1.401.B.)***

There are many similar businesses within the Airpark, including two Enterprise rental locations and numerous car dealers who also lease vehicles. The proposed Avis auto rental facility will provide a convenient community service to customers in need of a rental vehicle while their own vehicle is being repaired, as well as to out-of-state visitors to the local area. The convenient location will result in reduced travel time and distance for the customers and guests of local businesses, hotels and vehicle service centers within the surrounding area who wish to rent cars.

**4. *“The additional conditions specified in Section 1.403, as applicable, have been satisfied” (Zoning Ordinance Sections 1.401.C.)***

The additional conditions specified in Section 1.403 are not applicable to this conditional use permit due to the fact that there will be no vehicles stored or displayed on the site. The rental vehicles which will be parked in existing parking spaces, will occupy the spaces for less than a 24-hour period, which is consistent with any other parked vehicle in the shopping center. If on any day there is a drop in the demand for rental vehicles at this site, Avis has the ability to transfer the vehicles to another location that same day.





Avis Rent-a-Car

14-UP-2006

ATTACHMENT #3





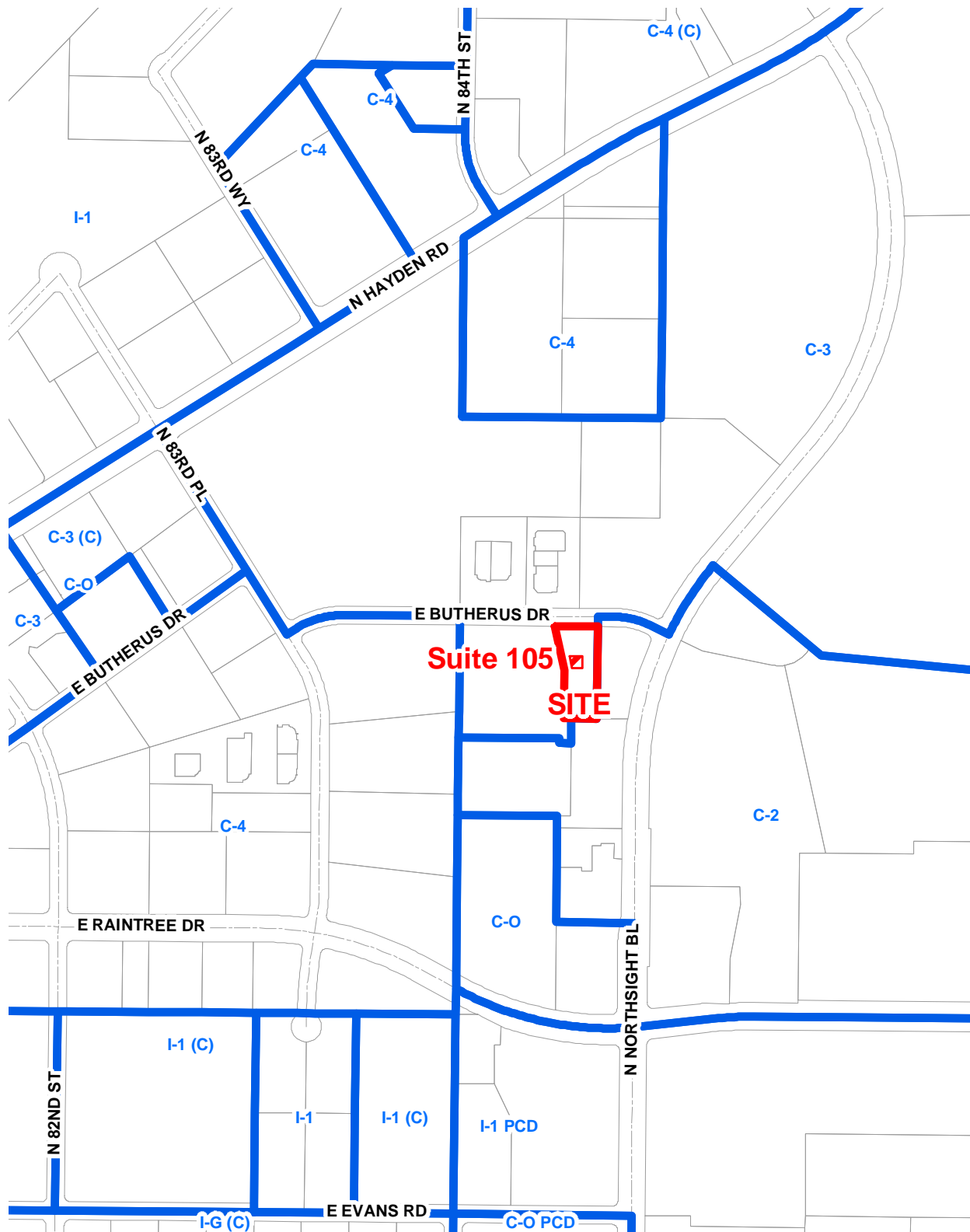
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G.I.S. ORTHOPHOTO 2005

Avis Rent-a-Car

14-UP-2006

ATTACHMENT #3A



14-UP-2006

ATTACHMENT #4



**AVIS RENT-A-CAR SYSTEM, INC.  
USE PERMIT APPLICATION  
PROJECT NO. 37-PA-06**

4

**NEIGHBORHOOD NOTIFICATION EFFORTS**

- April 10, 2006 – 1<sup>st</sup> class letter mailed to all property owners within 750 feet
- April 14, 2006 – In person visits to adjacent property tenants
- April 19, 2006 – Open house meeting in front of suite @ 6:00 P.M.

**NEIGHBORHOOD NOTIFICATION MATERIALS**

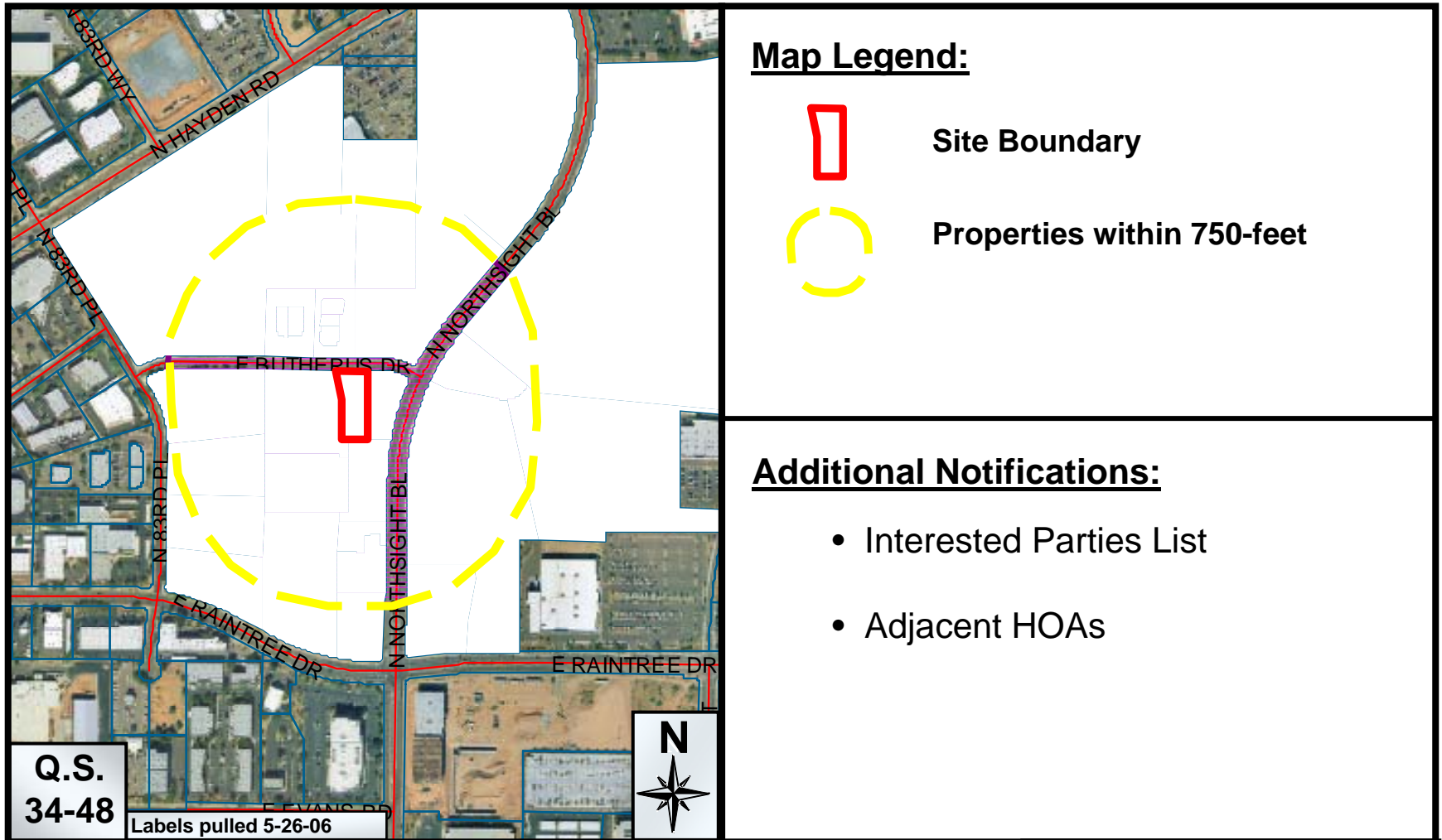
- Attachment No. 1 – Copy of Neighborhood Involvement Packet
- Attachment No. 2 - Letter to property owners within 750 feet
- Attachment No. 3 - Mailing list and area map of property owners within 750 feet
- Attachment No. 4 – Affidavit of mailing
- Attachment No. 5 - Letter and handout provided to adjacent property tenants
- Attachment No. 6 – Open house sign-in sheet

**NEIGHBORHOOD NOTIFICATION RESULTS**

- No responses were received from April 10<sup>th</sup> neighborhood mailing
- No concerns or feedback was received from April 14<sup>th</sup> visits with adjacent property tenants
- No persons attended the April 19<sup>th</sup> open house in front of suite



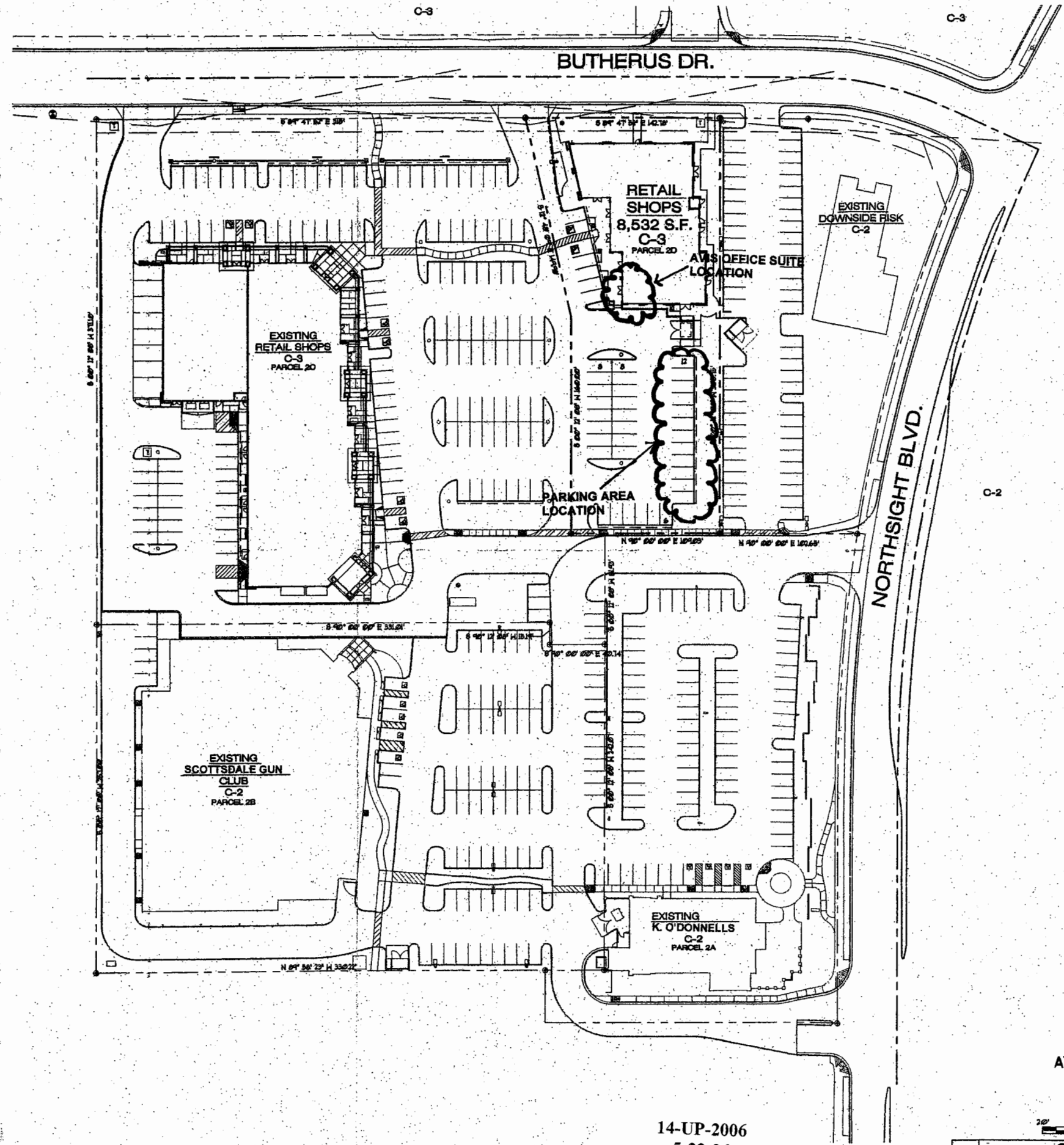
# City Notifications – Mailing List Selection Map



**Avis Rent-a-Car**

**14-UP-2006**

ATTACHMENT #6



PROJECT DATA:

Address:	14880 N. Northsight Blvd., Suite 105		
Project Description:	Avis Rent-a-Car System, Inc. Use Permit for auto rental and leasing facility in C-3		
Project Area:	Approx. 2,508 s.f. or 0.05 acs (consisting of 1,212 s.f. leased office space and 8 parking spaces for rental cars)		
Current Site Zoning:	C-3 (Highway Commercial)		
Overall Site Area:	38,824 s.f. or 0.82 acs		
Overall Building Area:	8,532 s.f. (Retail)		
Lot Coverage:	22%		

PARCEL LEGAL DESCRIPTION:

A portion of parcel 2, as shown on the Map of Dedication, NORTHSIGHT II, recorded in Book 315 of Maps, page 15 and Affidavit of correction recorded in Book 315 of Map, page 15 and Affidavit of Correction recorded in Instrument No. 88-112897 and a portion of Parcel "E", as described in the 10 foot wide right-of-way abandonment recorded in Instrument No. 94-0128764, all records of Maricopa County, Arizona, more particularly described as follows: COMMENCING at the northwest corner of Parcel 2 of said NORTHSIGHT II, thence South 89 degrees 47 minutes 52 seconds East along the North line of said Parcel 2, a distance of 315.00 feet to the TRUE POINT OF BEGINNING; thence continuing South 89 degrees 47 minutes 52 seconds East along said North line a distance of 142.78 feet; thence South 00 degrees 12 minutes 08 seconds West leaving said North line a distance of 305.75 feet; thence South 90 degrees 00 minutes 00 seconds West a distance of 109.03 feet; thence North 00 degrees 12 minutes 08 seconds East a distance of 160.00 feet; thence North 12 degrees 48 minutes 09 seconds West a distance of 149.98 feet to the TRUE POINT OF BEGINNING.

PARKING CALCULATIONS:

PARCEL 2D (APN 215-52-035M):				
Suite 101	Vacant	Retail	3,519 s/250	= 14.0
Suite 102	Vacant	Retail	1,252 s/250	= 5.0
Suite 103	Gandolfo's Deli	Restaurant	610 s/250	= 2.2
		Public Area	746 s/250	= 3.0
Suite 104	Vinh Duong	Retail	1,193 s/250	= 4.7
Suite 105	Tailor	Office	1,212 s/750	= 1.6
	Avis Rent-a-Car	Rental Car Spaces		= 8.0
Total Parcel 2D Required Parking Spaces:			8532 sf	34.1 *
Total Parcel 2D Provided Parking Spaces:				41

(PARCEL 2C PREVIOUSLY APPROVED - FOR REFERENCE ONLY)

PARCEL 2C (APN 215-52-035N):				
Suite 100	BMW	Retail	6,785 s/250	= 27.1
Suite 103	Motorcycles	Restaurant	600 s/250	= 2.4
	Meat Ballz	Public Area	987 s/250	= 3.9
		Non-Public Area	987 s/250	= 3.9
Suite 104	Max Muscle	Retail	1,800 s/250	= 7.2
Suite 105	Paulino's Nails	Retail	1,261 s/250	= 5.0
Suite 106	Taco Del Mar	Restaurant	623 s/250	= 2.5
		Public Area	850 s/250	= 3.4
		Non-Public Area		N/A
Suite 107	Edible Arrangements	Retail	1,472 s/250	= 5.8
Suite 108	Vacant	Retail	1,367 s/250	= 5.4
Suite 109	Vacant	Retail	2,518 s/250	= 10.0
Suite 110	Goodyear	Retail	1,000 s/250	= 4.0
		Repair Garage (8 bays x 3 = 24 - 8 = 16)	5,400 sf	= 16.0
Total Parcel 2C Required Parking Spaces:			24,667 sf	= 105 *
Total Parcel 2C Provided Parking Spaces:				151
Total Required Parking Spaces for Parcel 2C and 2D =				153
Total Parking Spaces Provided on Parcels 2C and 2D =				192

\*(CROSS ACCESS PARKING AGREEMENT BETWEEN PARCELS 2C & 2D)

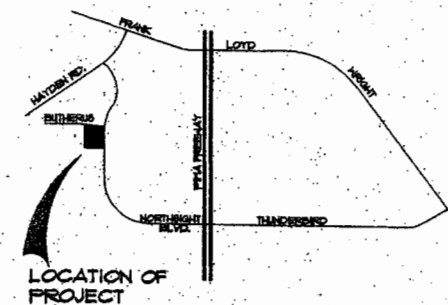
Mobility Accessible Parking Calculation Parcel 2C & 2D

4% of Total Parking Requirements = .04 x 153 = 6.1 Spaces  
Accessible Parking Spaces Required: 6 Spaces  
Accessible Parking Spaces Provided: 8 Spaces

Van Accessible Parking Spaces:  
1 to 8 = 1 Space  
Van Accessible Parking Spaces Required: 1 Space  
Van Accessible Parking Spaces Provided: 2 Spaces

Bicycle Parking Calculations:  
1 for Every Ten Required Parking Spaces = 153/10 = 15.3 Spaces  
Bicycle Parking Spaces Required: 15 Spaces  
Bicycle Parking Spaces Provided: 20 Spaces

VICINITY MAP



LOCATION OF PROJECT

ATTACHMENT #7

20' 0' 20' 40' SITE PLAN



14-UP-2006  
5-22-06

AVIS  
RENT-A-CAR SYSTEM, INC.  
NORTHSIGHT VILLAGE II  
S.W.C. BUTHERUS AND NORTHSIGHT  
SCOTTSDALE, ARIZONA 85260

SITE PLAN

DATE: 5/12/06  
REVISION: